

PLANNING COMMISSION
IN-PERSON AND VIRTUAL MEETING AGENDA
Monday, October 3, 2022 at 7:00 pm

IN-PERSON MEETING LOCATION: St. Andrew's Fellowship Hall, 7610 Ann Arbor St, Dexter, MI
VIRTUAL ZOOM MEETING LINK: <https://us06web.zoom.us/j/87601414840>
CALL IN BY PHONE: 888-788-0099 or 877-853-5247 **Meeting ID:** 876 0141 4840

- I. Roll Call**
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|------------------------------|----------------------------------|----------------------------|
| Matt Kowalski, Chair | Thomas Phillips, Vice Chair | Alison Heatley, Secretary |
| Jim Carty | Tom Covert | Chet Hill |
| Kyle Marsh | Karen Roberts | Wa Hubbard, Ex-officio |
| Brock McIntyre (Student Rep) | Charlotte Bruderly (Student Rep) | Julian Malek (Student Rep) |
- II. Action on Meeting Minutes from:** Regular Minutes of August 1, 2022 **Pg. 1-8**
- III. Approval of Agenda**
- IV. Public Hearing(s): Rules of Procedure for Public Hearings and Business Items:**
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1. Chair introduces case.
 2. Staff and consultant report and comments.
 3. Applicant presentation. Maximum 20 minutes allowed. All visual material presented must be projected to allow simultaneous viewing by Commission and audience.
 4. Chair opens public hearing and invites public to provide comments. All public commentators must state their name and address for the record. Chair reserves the right to limit individual commentators to 5 minutes, if necessary to ensure all commentators wishing to speak have an opportunity.
 5. Applicant response opportunity. Maximum of 5 minutes allowed.
 6. Planning Commission discussion and action.
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- A. AP2022.23-02 Highline Spirits and Tasting Room-** Public hearing to consider an Application for Special Land Use, for a tasting room for spirits produced off-site. The applicant is Yellowstone Architecture & Construction. The property owner is Maser Dexter, LLC. Christina Lower is the CEO and Founder of the Highline Spirits Company. Ms. Lower proposes a craft cocktail lounge & tasting room use, along with an outdoor service area at 3126 Broad St, Suite 102 (08-08-06-210-011). The distillation of the spirits and all food preparation will occur off-site. The subject site is zoned CBD, Central Business District. In the CBD, Bars/Taverns/Lounges are special land uses. An outdoor service area is a principal permitted use in the CBD, and subject to administrative review and approval, in accordance with Section 3.31 of the Zoning Ordinance. Discussion and possible action to recommend adoption to City Council, following the public hearing. **Pg. 9-50**
- B. Zoning Ordinance Update –** Public hearing to consider an update and reformat of the Zoning and Subdivision Ordinances for the City of Dexter. The proposed Zoning Ordinance establishes form-based zoning districts, creates new definitions, updates current zoning districts and creates new zoning districts. The update will also establish new regulations for landscaping, signs, and parking; permitted and special land uses; and will revise the City's zoning map to match the new ordinance text. The Subdivision Control Ordinance sets forth the procedures and requirements for platting of subdivisions in accordance with PA 288 of 1967 (The Subdivision Control Act), as amended. The changes to the Zoning and Subdivision Ordinance will implement land development goals established in the Master Plan, which was adopted in 2019. Discussion and possible action to recommend adoption to City Council, following the public hearing. **Pg. 51-530**
- V. Pre-Arranged Participation** (*Comments shall be limited to 10 minutes*)- None
- VI. Reports of Officers:**
- A. Chairman Report –
 - B. Planning Commissioners and Council Ex officio Reports
 - C. Committee Reports
 - D. Community Development Office Reports – CDM
- Pg. 531-536**

- VII. Citizen Wishing to Address the Commission (Non-Arranged Participation)** - *Those wishing to address the Planning Commission must follow the instructions in the [City of Dexter Resident Zoom Meeting User Guide](#) and provide their name and address. Each speaker is limited to 5-minutes or 10-minutes for a representative of a bona fide group/organization.*
 - VIII. Old Business**
 - IX. New Business - none**
 - X. Proposed business for Monday, November 7, 2022:**
 - A. Annual Review of Bylaws**
 - XI. Citizens wishing to address the Commission**
 - XII. Adjournment**
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Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) can contact the City Office at (734) 426-8303, at least 48-hours prior to the meeting. City staff will be pleased to make the necessary arrangements.